

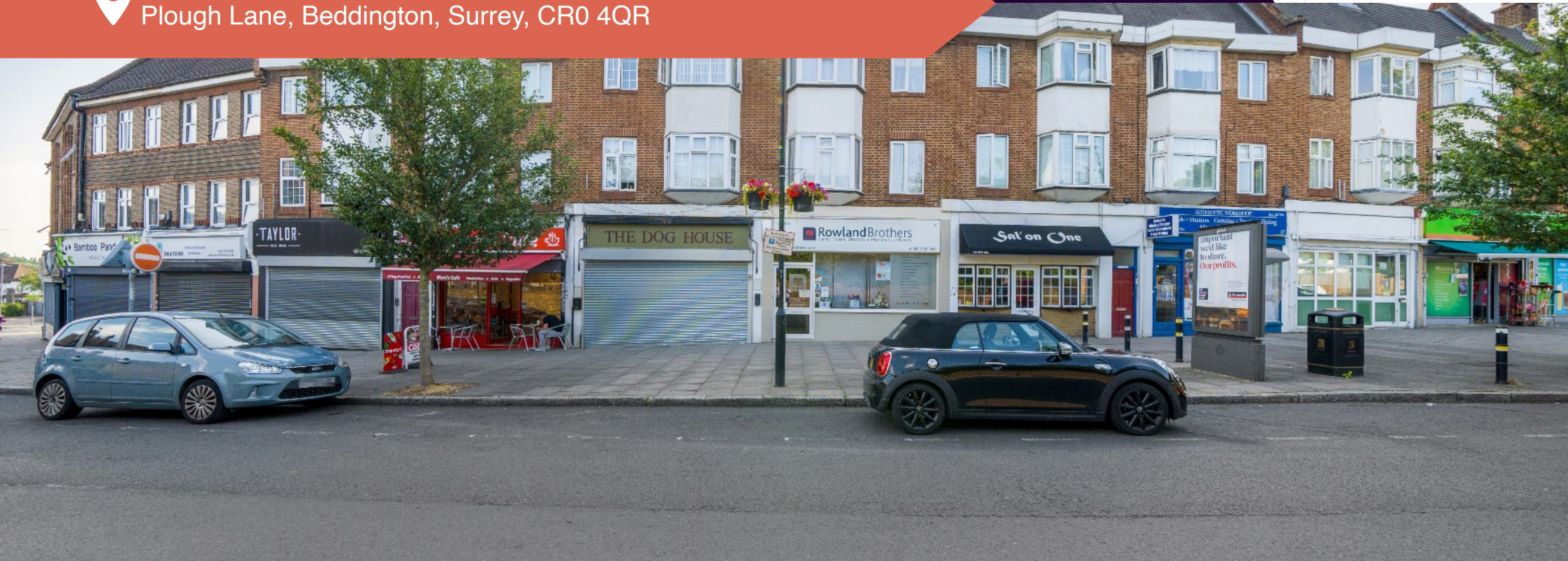
MIXED USE INVESTMENT  
**FOR SALE**

**020 8686 4400**  
GPCOMMERCIAL.CO.UK



**G&P PROPERTY**  
COMMERCIAL FOCUS

 **12-16 The Broadway**  
Plough Lane, Beddington, Surrey, CR0 4QR



**MIXED RETAIL AND RESIDENTIAL INVESTMENT  
FREEHOLD FOR SALE**

**Viewing by appointment**

G&P Property  
21-23 Southbridge Place  
Croydon  
Surrey, CR0 4HA

Nick Payne MRICS  
[nickp@gpcommercial.co.uk](mailto:nickp@gpcommercial.co.uk)  
Mobile: 07974 715832

**020 8686 4400**

[info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

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## INVESTMENT SUMMARY

- Freehold retail and residential investment
- Five shops
- Five flats, three sold on long Leases
- Seven Garages
- Fully let on effective full repairing and insuring terms
- Total current income of approximately £67,000 per annum
- Offers invited in the region of £925,000 for the Freehold interest, Subject to Contract

## LOCATION

The properties are situated at the junction of Croydon Road (A232) and Plough Lane (B272) Beddington, approximately midway between Croydon and Wallington.

The centre of Wallington with comprehensive shopping and leisure facilities including a railway station serving Central London is approximately one mile to the south west.

## DESCRIPTION

The properties available form part of a local Parade of 21 shops with residential upper parts arranged over ground, first and second floors with some smaller original additions to the rear.

Access to the split level flats are via two central doorways at the front which lead to enclosed stairways to the rear and covered verandas.

Access to the rear is via a drive from Collyer Avenue.

The flats also have egress to a rear yard beyond which is a block of garages, some of which are included within the sale.

All mains services are connected to the properties.



### Property Misdescriptions Act

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1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
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## ACCOMMODATION

The following accommodation is provided:

Address	Accommodation	Sq m	Sq ft
<b>COMMERCIAL</b>			
No 12	Retail	35.8 sq m	386 sq ft
	Rear Room	6.9 sq m	74 sq ft
	Store	3.7 sq m	39 sq ft
No 13	Cafe	34.4 sq m	370 sq ft
	Kitchen	8.1 sq m	88 sq ft
No 14	Bar	34.2 sq m	368 sq ft
	Rear Room	11.8 sq m	127 sq ft
No 15	Retail	34.4 sq m	367 sq ft
	Store	8.1 sq m	87 sq ft
No 16	Retail	34.8 sq m	375 sq ft
	Staff Room	5.2 sq m	56 sq ft
<b>FLATS (Gross Internal floor area) *</b>			
12A, 13A & 14A	See over		
No 15A (1st & 2nd floor)	3 Bed flat	67 sq m	715 sq ft
No 16A (1st & 2nd floor)	3 Bed flat	74 sq m	795 sq ft
<b>OUTSIDE</b>			
Garages	7 Garages (in a block of 11)	4.9m x 2.5m	16'1 x 8'3)

\* NB: Other flats have not been inspected but gross internal floor areas are likely to be similar.



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## TENANCY DETAILS

A summary of the Tenancies is set out below:

In summary all the retail units are let on effective Full Repairing and Insuring Leases:

Flat numbers 12A, 13A and 14A are sold on Long Leases with approximately 148 years unexpired.

Numbers 15A and 16A are let under Assured Shorthold Tenancies

Four of the garages are included within the shop leases and the other three are let to individuals on monthly tenancies.

No:	User	Tenant	Term	Current Rent
12 (GF Shop)	Barber's shop	Taylor Male Image	5 years from 4.9.20 (Tenant break on 4.9.23)	£9,000 pa (Inc garage)
12A (2 bed Flat)	Residential	Private Individual	189 years from 25.03.82	Peppercorn
13 (GF shop)	Cafe	Mum's Cafe	10 years 25.12.18 to 24.12.28	£10,600 pa (inc garage)
13A (3 bed Flat)	Residential	Private Individual	189 year from 25.03.82	Peppercorn
14 (GF Shop & garage 2)	Micropub	Dog House	5 years from 9.5.22 (T right to break at 9.11.24)	£9,500 pa
14A (2 bed flat)	Residential	Private Individual	189 years from 25.03.82	Peppercorn
15 (GF Shop)	Funeral Directors	Rowland Bros Ltd	10 years from October 2014	£10,000 pa
15A (3 bed Flat)	Residential	Private Individual	12 months from 8.10.21	£1,100 pcm


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No:	User	Tenant	Term	Current Rent
16 (Shop)	Ladies Hairdresser	Sal'On One	99 years from 29.09.89	Peppercorn
16A (3 bed flat)	Residential	Private Individual	AST 1 year from 19.10.22	£1,100 pcm
Garage 1		Private Individual		Inc In Lease of No 12
Garage 2		Private Individual		included within shop lease of No 13
Garage 3				Inc in Lease of No 14
Garage 4		Private Individual		£65 pcm (2022) commenced 01.08.17
Garage 5		Private Individual		£65 pcm (2022) commenced 01.08.17
Garage 6		Private Individual		Peppercorn
Garage 15		Private Individual		£65.00 pcm (2022) commenced 01.07.15

NOTE: With regard to number 13 (GF Shop), there is a rent review currently underway.

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### TERMS

The Freehold Interest is available for sale subject to the Tenancies as set out above.

### PRICE

£925,000, plus VAT (if applicable), Subject to Contract.

### LEGAL COSTS

Each Party to be responsible for their own legal costs incurred in this transaction.

### ENERGY PERFORMANCE CERTIFICATE

Further information awaited.

### FOR FURTHER INFORMATION

on the Commercial Leases, Residential Leases, Assured Shorthold Tenancies, Title Plans and other Information please refer to the Dataroom:xxxxxxx

**For any other information or to arrange a viewing please contact**

**Nick Payne MRICS**

**Director**

**G & P Property**

Tel 01883 723888

Mob 07974 715832

Email: [nickp@gpcommercial.co.uk](mailto:nickp@gpcommercial.co.uk)

